

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING - March 17, 1971

Appeal No. 10700 Donald F. Roach, appellant.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and unanimously carried, the following Order of the Board was entered at the meeting of March 23, 1971.

EFFECTIVE DATE OF ORDER - April 7, 1971

ORDERED:

That the appeal for variance from provisions of Section 7205 to permit parking space within 10 feet of dwelling and less than 9' x 19' in size and less than 3 feet from side lot line at 146-48 E Street, S. E. lot 73, Square 735 be granted.

FINDINGS OF FACT:

1. The subject property is located in an R-4 District.
2. The property is improved with a two (2) story brick row structure which was used as a store and dwelling.
3. The appellant proposes to construct a parking space within 10 feet of the dwelling and less than 9' x 19' in size and less than 3 feet from the side lot line.
4. The appellant proposes to change the structure from a non-conforming use to a conforming use by alteration to a single family dwelling and the parking space will be 10 x 17 feet.
5. No opposition was registered at the public hearing to the granting of this appeal.

OPINION:

We are of the opinion that the appellant has shown a hardship within the meaning of the variance clause of the Zoning

Appeal No. 10700  
Page 2  
April 7, 1971

Regulations. Further, we hold that the granting of the requested relief will not be detrimental to the public good nor tend to affect adversely nearby and adjoining property.

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By: \_\_\_\_\_

PATRICK E. KELLY  
Secretary of the Board

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DIRECTOR OF INSPECTIONS WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.